

Fill in this information to identify the case:

United States Bankruptcy Court for the:

Central District of California

(State)

Case number (if known): Chapter 7

Check if this is an amended filing

Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	GJY Property Investment, LLC		
2. All other names debtor used in the last 8 years	None		
Include any assumed names, trade names, and doing business as names			
3. Debtor's federal Employer Identification Number (EIN)	8	2	- 3 8 7 2 6 5 1
4. Debtor's address	Principal place of business		Mailing address, if different from principal place of business
942 S. Bronson Avenue			
Number	Street	Number	Street
Los Angeles	CA	90019	P.O. Box
City	State	ZIP Code	City
Los Angeles		State	
County		ZIP Code	
Location of principal assets, if different from principal place of business			
1324 S. Westlake Avenue			
Number	Street	Los Angeles	CA
		City	State
		90005	ZIP Code
5. Debtor's website (URL)			

Debtor	GJY Property Investment, LLC Name	Case number ( <i>if known</i> )
<hr/>		
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify: _____	
<hr/>		
7. Describe debtor's business	<p>A. Check one:</p> <p><input type="checkbox"/> Health Care Business (as defined in 11 U.S.C. § 101(27A)) <input checked="" type="checkbox"/> Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B)) <input type="checkbox"/> Railroad (as defined in 11 U.S.C. § 101(44)) <input type="checkbox"/> Stockbroker (as defined in 11 U.S.C. § 101(53A)) <input type="checkbox"/> Commodity Broker (as defined in 11 U.S.C. § 101(6)) <input type="checkbox"/> Clearing Bank (as defined in 11 U.S.C. § 781(3)) <input type="checkbox"/> None of the above</p> <p>B. Check all that apply:</p> <p><input type="checkbox"/> Tax-exempt entity (as described in 26 U.S.C. § 501) <input type="checkbox"/> Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3) <input type="checkbox"/> Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))</p> <p>C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <a href="http://www.uscourts.gov/four-digit-national-association-naics-codes">http://www.uscourts.gov/four-digit-national-association-naics-codes</a>.</p> <hr/>	
8. Under which chapter of the Bankruptcy Code is the debtor filing?	<p>Check one:</p> <p><input checked="" type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input type="checkbox"/> Chapter 11. Check all that apply:</p> <p><input type="checkbox"/> The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).</p> <p><input type="checkbox"/> The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).</p> <p><input type="checkbox"/> A plan is being filed with this petition.</p> <p><input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).</p> <p><input type="checkbox"/> The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the <i>Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11</i> (Official Form 201A) with this form.</p> <p><input type="checkbox"/> The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.</p> <p><input type="checkbox"/> Chapter 12</p>	

Debtor	GJY Property Investment, LLC Name _____		Case number ( <i>If known</i> ) _____
<p><b>9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?</b></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. District _____ When _____ Case number _____ MM / DD / YYYY</p> <p>If more than 2 cases, attach a separate list.</p> <p>District _____ When _____ Case number _____ MM / DD / YYYY</p>			
<p><b>10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?</b></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Debtor _____ Relationship _____ District _____ When _____ Case number, if known _____ MM / DD / YYYY</p> <p>List all cases. If more than 1, attach a separate list.</p>			
<p><b>11. Why is the case filed in <i>this district</i>?</b> <i>(Check all that apply:</i></p> <p><input checked="" type="checkbox"/> Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.</p> <p><input type="checkbox"/> A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.</p>			
<p><b>12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?</b></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.</p> <p><b>Why does the property need immediate attention? (Check all that apply.)</b></p> <p><input type="checkbox"/> It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety. What is the hazard? _____</p> <p><input type="checkbox"/> It needs to be physically secured or protected from the weather.</p> <p><input type="checkbox"/> It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).</p> <p><input type="checkbox"/> Other _____</p>			
<p><b>Where is the property?</b> _____</p> <p>Number _____ Street _____</p> <p>_____</p> <p>City _____ State ZIP Code _____</p>			
<p><b>Is the property insured?</b></p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Insurance agency _____</p> <p>Contact name _____</p> <p>Phone _____</p>			

**Statistical and administrative information**

Debtor GJY Property Investment, LLC Case number (if known) \_\_\_\_\_  
Name \_\_\_\_\_

<b>13. Debtor's estimation of available funds</b>	<i>Check one:</i>		
	<input type="checkbox"/> Funds will be available for distribution to unsecured creditors.		
	<input checked="" type="checkbox"/> After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.		
<b>14. Estimated number of creditors</b>	<input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999	<input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> More than 100,000
<b>15. Estimated assets</b>	<input type="checkbox"/> \$0-\$50,000 <input type="checkbox"/> \$50,001-\$100,000 <input type="checkbox"/> \$100,001-\$500,000 <input checked="" type="checkbox"/> \$500,001-\$1 million	<input type="checkbox"/> \$1,000,001-\$10 million <input type="checkbox"/> \$10,000,001-\$50 million <input type="checkbox"/> \$50,000,001-\$100 million <input type="checkbox"/> \$100,000,001-\$500 million	<input type="checkbox"/> \$500,000,001-\$1 billion <input type="checkbox"/> \$1,000,000,001-\$10 billion <input type="checkbox"/> \$10,000,000,001-\$50 billion <input type="checkbox"/> More than \$50 billion
<b>16. Estimated liabilities</b>	<input type="checkbox"/> \$0-\$50,000 <input type="checkbox"/> \$50,001-\$100,000 <input type="checkbox"/> \$100,001-\$500,000 <input type="checkbox"/> \$500,001-\$1 million	<input checked="" type="checkbox"/> \$1,000,001-\$10 million <input type="checkbox"/> \$10,000,001-\$50 million <input type="checkbox"/> \$50,000,001-\$100 million <input type="checkbox"/> \$100,000,001-\$500 million	<input type="checkbox"/> \$500,000,001-\$1 billion <input type="checkbox"/> \$1,000,000,001-\$10 billion <input type="checkbox"/> \$10,000,000,001-\$50 billion <input type="checkbox"/> More than \$50 billion

#### Request for Relief, Declaration, and Signatures

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor** The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

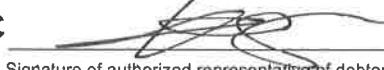
I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 08/18/2023  
MM / DD / YYYY

X

  
Signature of authorized representative of debtor

Yun Young Kwag

Printed name

Title Member

Debtor	GJY Property Investment, LLC Name	Case number ( <i>if known</i> )
18. Signature of attorney	 Signature of attorney for debtor	Date 08 / 18 / 2023 MM / DD / YYYY
Dale J. Park Printed name		
Law Offices of Dale J. Park Firm name		
3333 Wilshire Blvd., #320 Number Street		
Los Angeles City CA ZIP Code 90010 State ZIP Code		
(213) 389-5900 Email address daleparklawyer@gmail.com Contact phone		
136158 State CA Bar number State		

MEMBERS' RESOLUTIONS WITHOUT SPECIAL MEETING  
OF  
GJY PROPERTY INVESTMENT, LLC

July 26, 2023

The following resolutions are made in lieu of special meeting and the undersigned hereby waive notice of meeting and consent to all of the following resolutions taken without meeting.

1. FILING OF CHAPTER 7 BANKRUPTCY

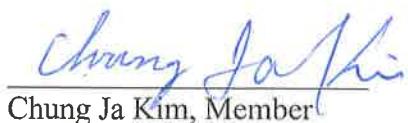
IT WAS DETERMINED that it is in the best interest of the Company to file a Chapter 7 bankruptcy as soon as practicable.

RESOLVED, that the Company shall file a Chapter 7 bankruptcy as soon as practicable.

RESOLVED further, that Yun Young Kwag is hereby authorized, empowered and directed to take any and all steps in connection with carrying the foregoing resolutions into effect and to execute all documents (including bankruptcy petition papers) on behalf of the Company.



Yun Young Kwag, Member



Chung Ja Kim, Member

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Dale J. Park (SBN 136158) 3333 Wilshire Blvd., #320 Los Angeles, CA 90010</p> <p>TEL: (213) 389-5900 Email: daleparklawyer@gmail.com</p> <p><input checked="" type="checkbox"/> Attorney for: Debtor GJY Property Investment, LLC</p>	<p>FOR COURT USE ONLY</p>
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</p> <p><input type="checkbox"/></p>	
<p>In re:</p> <p>GJY Property Investment, LLC</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.:  ADVERSARY NO.:  CHAPTER: 7</p> <p><input type="checkbox"/></p>
<p style="text-align: right;">Plaintiff(s),</p>	<p><b>CORPORATE OWNERSHIP STATEMENT PURSUANT TO FRBP 1007(a)(1) and 7007.1, and LBR 1007-4</b></p>
<p style="text-align: right;">Defendant(s),</p>	<p>[No hearing]</p>

Pursuant to FRBP 1007(a)(1) and 7007.1, and LBR 1007-4, any corporation, other than a governmental unit, that is a debtor in a voluntary case or a party to an adversary proceeding or a contested matter shall file this Statement identifying all its parent corporations and listing any publicly held company, other than a governmental unit, that directly or indirectly own 10% or more of any class of the corporation's equity interest, or state that there are no entities to report. This Corporate Ownership Statement must be filed with the initial pleading filed by a corporate entity in a case or adversary proceeding. A supplemental statement must promptly be filed upon any change in circumstances that renders this Corporate Ownership Statement inaccurate.

I, (Printed name of attorney or declarant) Yun Young Kwag, the undersigned in the above-captioned case, hereby declare under penalty of perjury under the laws of the United States that the following is true and correct:

[Check the appropriate boxes and, if applicable, provide the required information.]

1. I have personal knowledge of the matters set forth in this Statement because:

- I am the president or other officer or an authorized agent of the Debtor corporation
- I am a party to an adversary proceeding
- I am a party to a contested matter
- I am the attorney for the Debtor corporation

2.a.  The following entities, other than the Debtor or a governmental unit, directly or indirectly own 10% or more of any class of the corporation's(s') equity interests:

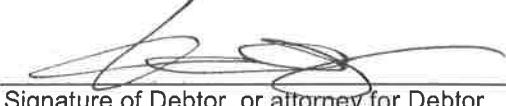
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[For additional names, attach an addendum to this form.]

b.  There are no entities that directly or indirectly own 10% or more of any class of the corporation's equity interest.

Date: 08/18/2023

By: 

Signature of Debtor, or attorney for Debtor

Name: Yun Young Kwag

Printed name of Debtor, or attorney for Debtor

**STATEMENT OF RELATED CASES  
INFORMATION REQUIRED BY LBR 1015-2  
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA**

1. A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, his/her spouse, his or her current or former domestic partner, an affiliate of the debtor, any copartnership or joint venture of which debtor is or formerly was a general or limited partner, or member, or any corporation of which the debtor is a director, officer, or person in control, as follows: (Set forth the complete number and title of each such of prior proceeding, date filed, nature thereof, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)  
None
2. (If petitioner is a partnership or joint venture) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor or an affiliate of the debtor, or a general partner in the debtor, a relative of the general partner, general partner of, or person in control of the debtor, partnership in which the debtor is a general partner, general partner of the debtor, or person in control of the debtor as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of the proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)  
None
3. (If petitioner is a corporation) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, or any of its affiliates or subsidiaries, a director of the debtor, an officer of the debtor, a person in control of the debtor, a partnership in which the debtor is general partner, a general partner of the debtor, a relative of the general partner, director, officer, or person in control of the debtor, or any persons, firms or corporations owning 20% or more of its voting stock as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)  
None
4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereto, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)  
None

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed at Los Angeles, California



Signature of Debtor 1

Date: 08/18/2023



Signature of Debtor 2

Fill in this information to identify the case:

Debtor name	GJY Property Investment, LLC
United States Bankruptcy Court for the:	Central
District of	California (State)
Case number (If known):	_____

Check if this is an amended filing

## Official Form 206Sum

### Summary of Assets and Liabilities for Non-Individuals

12/15

#### Part 1: Summary of Assets

1. Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)

1a. Real property:

Copy line 88 from Schedule A/B.....

\$ 550,000.00

1b. Total personal property:

Copy line 91A from Schedule A/B.....

\$ 59,100.00

1c. Total of all property:

Copy line 92 from Schedule A/B.....

\$ 609,100.00

#### Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D.....

\$ 750,000.00

3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims:

Copy the total claims from Part 1 from line 5a of Schedule E/F .....

\$ 0.00

3b. Total amount of claims of nonpriority amount of unsecured claims:

Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F .....

+ \$ 3,250,000.00

4. Total liabilities.....

Lines 2 + 3a + 3b

\$ 4,000,000.00

**Fill in this information to identify the case:**

Debtor name	GJY Property Investment, LLC
United States Bankruptcy Court for the:	Central
District of	California
Case number (If known):	_____

Check if this is an amended filing

**Official Form 206A/B**

**Schedule A/B: Assets — Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the Instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents**

1. Does the debtor have any cash or cash equivalents?

- No. Go to Part 2.  
 Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand

\$ 0.00

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	Current value of debtor's interest
3.1. CBB Bank	checking	4 8 1 5	\$ 100.00
3.2. _____	_____	_____	\$ _____

4. Other cash equivalents (Identify all)

4.1. _____	\$ 0.00
4.2. _____	\$ 0.00

5. Total of Part 1

\$ 100.00

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**Part 2: Deposits and prepayments**

6. Does the debtor have any deposits or prepayments?

- No. Go to Part 3.  
 Yes. Fill in the information below.

7. Deposits, including security deposits and utility deposits

Current value of debtor's interest

Description, including name of holder of deposit

7.1. _____	\$ 0.00
7.2. _____	\$ 0.00

Debtor GJY Property Investment, LLC Case number (*if known*) \_\_\_\_\_

**8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

8.1. _____	\$ _____	0.00
8.2. _____	\$ _____	0.00

**9. Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$ _____	0.00
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**Part 3: Accounts receivable**

**10. Does the debtor have any accounts receivable?**

No. Go to Part 4.

Yes. Fill in the information below.

**Current value of debtor's interest**

**11. Accounts receivable**

11a. 90 days old or less:	<u>9,000.00</u>	- <u>uncollectible</u>	= ..... →	\$ _____	0.00
	face amount	doubtful or uncollectible accounts			
11b. Over 90 days old:	<u>50,000.00</u>	- <u>uncollectible</u>	= ..... →	\$ _____	0.00
	face amount	doubtful or uncollectible accounts			

**12. Total of Part 3**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$ _____	0.00
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**Part 4: Investments**

**13. Does the debtor own any investments?**

No. Go to Part 5.

Yes. Fill in the information below.

**Valuation method used for current value**

**Current value of debtor's interest**

**14. Mutual funds or publicly traded stocks not included in Part 1**

Name of fund or stock:

14.1. _____	_____	\$ _____	0.00
14.2. _____	_____	\$ _____	0.00

**15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture**

Name of entity:

% of ownership:

15.1. _____	_____ %	_____	\$ _____	0.00
15.2. _____	_____ %	_____	\$ _____	0.00

**16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1**

Describe:

16.1. _____	_____	\$ _____	0.00
16.2. _____	_____	\$ _____	0.00

**17. Total of Part 4**

Add lines 14 through 16. Copy the total to line 83.

\$ _____	0.00
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Debtor GJY Property Investment, LLC

Case number (*if known*) \_\_\_\_\_

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.  
 Yes. Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials	MM / DD / YYYY	\$ _____	_____	\$ 0.00
20. Work in progress	MM / DD / YYYY	\$ _____	_____	\$ 0.00
21. Finished goods, including goods held for resale	MM / DD / YYYY	\$ _____	_____	\$ 0.00
22. Other inventory or supplies	MM / DD / YYYY	\$ _____	_____	\$ 0.00
23. Total of Part 5		✓		\$ 0.00

Add lines 19 through 22. Copy the total to line 84.

24. Is any of the property listed in Part 5 perishable?

- No  
 Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

- No  
 Yes. Book value \_\_\_\_\_ Valuation method \_\_\_\_\_ Current value \_\_\_\_\_

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- No  
 Yes

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.  
 Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops—either planted or harvested	\$ _____	_____	\$ 0.00
29. Farm animals Examples: Livestock, poultry, farm-raised fish	\$ _____	_____	\$ 0.00
30. Farm machinery and equipment (Other than titled motor vehicles)	\$ _____	_____	\$ 0.00
31. Farm and fishing supplies, chemicals, and feed	\$ _____	_____	\$ 0.00
32. Other farming and fishing-related property not already listed in Part 6	\$ _____	_____	\$ 0.00

Debtor GJY Property Investment, LLC Name \_\_\_\_\_ Case number (*if known*) \_\_\_\_\_

**33. Total of Part 6.**

Add lines 28 through 32. Copy the total to line 85.

\$ 0.00

**34. Is the debtor a member of an agricultural cooperative?**

No

Yes. Is any of the debtor's property stored at the cooperative?

No

Yes

**35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?**

No

Yes. Book value \$ \_\_\_\_\_ Valuation method \_\_\_\_\_ Current value \$ \_\_\_\_\_

**36. Is a depreciation schedule available for any of the property listed in Part 6?**

No

Yes

**37. Has any of the property listed in Part 6 been appraised by a professional within the last year?**

No

Yes

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

**38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

No. Go to Part 8.

Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
<b>39. Office furniture</b>	\$ _____	_____	\$ <u>0.00</u>
<b>40. Office fixtures</b>	\$ _____	_____	\$ <u>0.00</u>
<b>41. Office equipment, including all computer equipment and communication systems equipment and software</b>	\$ _____	_____	\$ <u>0.00</u>
<b>42. Collectibles</b> Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles	\$ _____	_____	\$ <u>0.00</u>
42.1 _____	\$ _____	_____	\$ <u>0.00</u>
42.2 _____	\$ _____	_____	\$ <u>0.00</u>
42.3 _____	\$ _____	_____	\$ <u>0.00</u>
<b>43. Total of Part 7.</b>			\$ <u>0.00</u>

Add lines 39 through 42. Copy the total to line 86.

**44. Is a depreciation schedule available for any of the property listed in Part 7?**

No

Yes

**45. Has any of the property listed in Part 7 been appraised by a professional within the last year?**

No

Yes

Debtor GJY Property Investment, LLC  
Name

Case number (*if known*) \_\_\_\_\_

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- No. Go to Part 9.  
 Yes. Fill in the information below.

General description <small>Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)</small>	Net book value of debtor's interest <small>(Where available)</small>	Valuation method used for current value	Current value of debtor's interest
---	--	--	---------------------------------------

47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles

47.1 _____	\$ _____	_____	\$ 0.00
47.2 _____	\$ _____	_____	\$ 0.00
47.3 _____	\$ _____	_____	\$ 0.00
47.4 _____	\$ _____	_____	\$ 0.00

48. Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

48.1 _____	\$ _____	_____	\$ 0.00
48.2 _____	\$ _____	_____	\$ 0.00

49. Aircraft and accessories

49.1 _____	\$ _____	_____	\$ 0.00
49.2 _____	\$ _____	_____	\$ 0.00

50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)

_____	\$ _____	_____	\$ 0.00
-------	----------	-------	---------

51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$ _____	0.00
----------	------

52. Is a depreciation schedule available for any of the property listed in Part 8?

- No  
 Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- No  
 Yes

Debtor GJY Property Investment, LLC Name Case number (*If known*) \_\_\_\_\_

### Part 9: Real property

54. Does the debtor own or lease any real property?

No. Go to Part 10.

Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1 apartment building at 1324 S. Westlake Ave LA, CA 90005 APN: 5135 004 002	100% own	\$1,300,000.00	comparable	\$ 550,000.00
55.2 _____	_____	\$ _____	_____	\$ _____
55.3 _____	_____	\$ _____	_____	\$ _____
55.4 _____	_____	\$ _____	_____	\$ _____
55.5 _____	_____	\$ _____	_____	\$ _____
55.6 _____	_____	\$ _____	_____	\$ _____

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$ 550,000.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

No  
 Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

No  
 Yes

### Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

No. Go to Part 11.  
 Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets	\$ _____	_____	\$ 0.00
61. Internet domain names and websites	\$ _____	_____	\$ 0.00
62. Licenses, franchises, and royalties	\$ _____	_____	\$ 0.00
63. Customer lists, mailing lists, or other compilations	\$ _____	_____	\$ 0.00
64. Other intangibles, or intellectual property	\$ _____	_____	\$ 0.00
65. Goodwill	\$ _____	_____	\$ 0.00
66. Total of Part 10.			\$ 0.00

Add lines 60 through 65. Copy the total to line 89.

Debtor GJY Property Investment, LLC  
Name \_\_\_\_\_

Case number (*if known*) \_\_\_\_\_

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- No  
 Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- No  
 Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- No  
 Yes

#### Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.  
 Yes. Fill in the information below.

Current value of  
debtor's interest

71. Notes receivable

Description (include name of obligor)

\_\_\_\_\_ - Total face amount - doubtful or uncollectible amount = ➔ \$ 0.00

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

_____	Tax year	\$ <u>0.00</u>
_____	Tax year	\$ <u>0.00</u>
_____	Tax year	\$ <u>0.00</u>

73. Interests in insurance policies or annuities

\_\_\_\_\_ \$ 0.00

74. Causes of action against third parties (whether or not a lawsuit has been filed)

\_\_\_\_\_ \$ 0.00

Nature of claim

Amount requested \$ \_\_\_\_\_

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

\_\_\_\_\_ \$ 59,000.00

Nature of claim unpaid rents

Amount requested \$ 59,000.00

76. Trusts, equitable or future interests in property

\_\_\_\_\_ \$ 0.00

77. Other property of any kind not already listed Examples: Season tickets, country club membership

\_\_\_\_\_ \$ 0.00  
\_\_\_\_\_ \$ 0.00

78. Total of Part 11.

Add lines 71 through 77. Copy the total to line 90.

\$ 59,000.00

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

- No  
 Yes

Debtor GJY Property Investment, LLC Name \_\_\_\_\_ Case number (*if known*) \_\_\_\_\_

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1.	\$ 100.00	
81. Deposits and prepayments. Copy line 9, Part 2.	\$ 0.00	
82. Accounts receivable. Copy line 12, Part 3.	\$ 0.00	
83. Investments. Copy line 17, Part 4.	\$ 0.00	
84. Inventory. Copy line 23, Part 5.	\$ 0.00	
85. Farming and fishing-related assets. Copy line 33, Part 6.	\$ 0.00	
86. Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$ 0.00	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$ 0.00	
88. Real property. Copy line 56, Part 9. ....	→	\$ 550,000.00
89. Intangibles and intellectual property. Copy line 66, Part 10.	\$ 0.00	
90. All other assets. Copy line 78, Part 11.	+ \$ 59,100.00	
91. Total. Add lines 80 through 90 for each column. 91a.	\$ 59,100.00	+ 91b. \$ 550,000.00
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.		\$ 609,100.00

**Fill in this information to identify the case:**

Debtor name GJY Property Investment, LLC  
 United States Bankruptcy Court for the: Central District of CA  
 (State)  
 Case number (if known): \_\_\_\_\_

Check if this is an amended filing

**Official Form 206D**

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.  
 Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
--	--

<b>2.1</b> Creditor's name <u>Axos Bank</u>	Describe debtor's property that is subject to a lien <u>apartment building at 1324 S. Westlake Avenue, Los Angeles, CA 90006</u> <hr/>	
Creditor's mailing address  <u>4350 La Jolla Village Dr., Suite 140 San Diego, CA 92122</u>	Describe the lien <u>purchase money loan</u> <hr/>	
Creditor's email address, if known  <u>dsheaman@axosbank.com</u>	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Date debt was incurred <u>03/12/2020</u>	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H).	
Last 4 digits of account number <u>1 0 6 5</u>	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor, and its relative priority. <hr/>		
<b>2.2</b> Creditor's name <hr/>	Describe debtor's property that is subject to a lien <hr/>	
Creditor's mailing address <hr/>	Describe the lien <hr/>	
Creditor's email address, if known <hr/>	Is the creditor an insider or related party? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Date debt was incurred <hr/>	Is anyone else liable on this claim? <input type="checkbox"/> No <input type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H).	
Last 4 digits of account number <hr/>	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	
Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <hr/>		
<input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____		
3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.	\$ <u>750,000.00</u>	

Fill in this information to identify the case:	
Debtor	GJY Property Investment, LLC
United States Bankruptcy Court for the:	Central
District of	CA (State)
Case number (If known)	

Check if this is an amended filing

## Official Form 206E/F

### Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

#### Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- No. Go to Part 2.  
 Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

	Total claim	Priority amount
<b>2.1</b> Priority creditor's name and mailing address	As of the petition filing date, the claim is: \$ _____ Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$ _____
Date or dates debt was incurred	Basis for the claim:	
Last 4 digits of account number	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (_____)		
<b>2.2</b> Priority creditor's name and mailing address	As of the petition filing date, the claim is: \$ _____ Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$ _____
Date or dates debt was incurred	Basis for the claim:	
Last 4 digits of account number	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (qqqq)		
<b>2.3</b> Priority creditor's name and mailing address	As of the petition filing date, the claim is: \$ _____ Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$ _____
Date or dates debt was incurred	Basis for the claim:	
Last 4 digits of account number	Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (_____)		

Debtor

GJY Property Investment, LLC  
Name

Case number (if known)

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1 Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply. <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$ 400,000.00
Andrew Miller 9454 Wilshire Bl., Penthouse Suite Beverly Hills, CA 90212	Basis for the claim: uninhabitability	
Date or dates debt was incurred Last 4 digits of account number	Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
03/14/2019		
3.2 Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply. <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$ 400,000.00
Craig Calman 1324 S. Westlake Avenue #5 Los Angeles, CA 90005	Basis for the claim: uninhabitability	
Date or dates debt was incurred Last 4 digits of account number	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
03/14/2019		
3.3 Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply. <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$ 400,000.00
Erik Kitter 9454 Wilshire Bl., Penthouse Suite Beverly Hills, CA 90212	Basis for the claim: uninhabitability	
Date or dates debt was incurred Last 4 digits of account number	Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
03/14/2019		
3.4 Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply. <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$ 400,000.00
John Watts 1324 S. Westlake Avenue, #8 Los Angeles, CA 90005	Basis for the claim: uninhabitability	
Date or dates debt was incurred Last 4 digits of account number	Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
03/14/2019		
3.5 Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply. <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$ 400,000.00
Jonathan Smith 1324 S. Westlake Avenue #7 Los Angeles, CA 90005	Basis for the claim: uninhabitability	
Date or dates debt was incurred Last 4 digits of account number	Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
03/14/2019		
3.6 Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$ 400,000.00
Mark Stokes 9454 Wilshire Bl., Penthouse Suite Beverly Hills, CA 90212	Basis for the claim: uninhabitability	
Date or dates debt was incurred Last 4 digits of account number	Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
03/14/2019		

Debtor GJY Property Investment, LLC  
Name

Case number (*if known*) \_\_\_\_\_

**Part 2: Additional Page**

**Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional NONPRIORITY creditors exist, do not fill out or submit this page.**

**Amount of claim**

Debtor GJY Property Investment, LLC  
Name \_\_\_\_\_

Case number (*if known*) \_\_\_\_\_

**Part 3:**

**List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1. The Tenants Law Firm <u>9454 Wilshire Bl., Penthouse Suite Beverly Hills, CA 90212</u>	Line 3.1-3.8 <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -
4.2.	Line _____ <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -
4.3.	Line _____ <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -
4.4.	Line _____ <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -
4.5.	Line _____ <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -
4.6.	Line _____ <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -
4.7.	Line _____ <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -
4.8.	Line _____ <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -
4.9.	Line _____ <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -
4.10.	Line _____ <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -
4.11.	Line _____ <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -
4.12.	Line _____ <input type="checkbox"/> Not listed. Explain _____ _____	- - - - -

Debtor G.JY Property Investment, LLC

Case number (*if known*) \_\_\_\_\_

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

	Total of claim amounts
5a. Total claims from Part 1	5a. \$ <u>0.00</u>
5b. Total claims from Part 2	5b. + \$ <u>3,250,000.00</u>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c. <u>\$ 3,250,000.00</u>

Fill in this information to identify the case:

Debtor name	GJY Property Investment, LLC		
United States Bankruptcy Court for the:	Central	District of	CA (State)
Case number (If known):			
Chapter			

Check if this is an amended filing

Official Form 206G

**Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

- No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.  
 Yes. Fill in all of the information below even if the contracts or leases are listed on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1	State what the contract or lease is for and the nature of the debtor's interest	lease for apartment tenants #2	Douglas Vaquerana
	State the term remaining	month-to-month	1324 S. Westlake Avenue, #2 Los Angeles, CA 90005
2.2	State what the contract or lease is for and the nature of the debtor's interest	lease for apartment tenants #3	Wilfredo Rodriguez
	State the term remaining	month-to-month	1324 S. Westlake Avenue, #3 Los Angeles, CA 90005
2.3	State what the contract or lease is for and the nature of the debtor's interest	lease for apartment tenants #5	Craig Calman
	State the term remaining	month-to-month	1324 S. Westlake Avenue, #5 Los Angeles, CA 90005
2.4	State what the contract or lease is for and the nature of the debtor's interest	lease for apartment tenants #7	Jonathan Smith
	State the term remaining	month-to-month	1324 S. Westlake Avenue, #7 Los Angeles, CA 90005
2.5	State what the contract or lease is for and the nature of the debtor's interest	lease for apartment tenants #8	John Watts
	State the term remaining	month-to-month	1324 S. Westlake Avenue, #8 Los Angeles, CA 90005

Debtor

GJY Property Investment, LLC

Name

Case number (if known)

**Additional Page if Debtor Has More Executory Contracts or Unexpired Leases**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2. State what the contract or lease is for and the nature of the debtor's interest

lease for apartment tenants #10

Nick Hartstein

State the term remaining

month-to-month

1324 S. Westlake Avenue, #10  
Los Angeles, CA 90005

List the contract number of any government contract

\_\_\_\_\_

\_\_\_\_\_

2. State what the contract or lease is for and the nature of the debtor's interest

\_\_\_\_\_

\_\_\_\_\_

State the term remaining

\_\_\_\_\_

\_\_\_\_\_

List the contract number of any government contract

\_\_\_\_\_

\_\_\_\_\_

2. State what the contract or lease is for and the nature of the debtor's interest

\_\_\_\_\_

\_\_\_\_\_

State the term remaining

\_\_\_\_\_

\_\_\_\_\_

List the contract number of any government contract

\_\_\_\_\_

\_\_\_\_\_

2. State what the contract or lease is for and the nature of the debtor's interest

\_\_\_\_\_

\_\_\_\_\_

State the term remaining

\_\_\_\_\_

\_\_\_\_\_

List the contract number of any government contract

\_\_\_\_\_

\_\_\_\_\_

2. State what the contract or lease is for and the nature of the debtor's interest

\_\_\_\_\_

\_\_\_\_\_

State the term remaining

\_\_\_\_\_

\_\_\_\_\_

List the contract number of any government contract

\_\_\_\_\_

\_\_\_\_\_

2. State what the contract or lease is for and the nature of the debtor's interest

\_\_\_\_\_

\_\_\_\_\_

State the term remaining

\_\_\_\_\_

\_\_\_\_\_

List the contract number of any government contract

\_\_\_\_\_

\_\_\_\_\_

2. State what the contract or lease is for and the nature of the debtor's interest

\_\_\_\_\_

\_\_\_\_\_

State the term remaining

\_\_\_\_\_

\_\_\_\_\_

List the contract number of any government contract

\_\_\_\_\_

\_\_\_\_\_

**Fill in this information to identify the case:**

Debtor name GJY Property Investment, LLC  
United States Bankruptcy Court for the Central District of CA  
(State)  
Case number (If known): \_\_\_\_\_

Check if this is an amended filing

**Official Form 206H**

**Schedule H: Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Does the debtor have any codebtors?**

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.  
 Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.**

<i>Column 1: Codebtor</i>		<i>Column 2: Creditor</i>	<i>Check all schedules that apply:</i>
Name	Mailing address	Name	
2.1 <u>Keum Nam Chang</u>	<u>1025 S. Westlake Avenue</u> Street <u>Los Angeles</u> <u>CA</u> <u>90006</u> City                  State                  ZIP Code	<u>Andrew Miller</u>	<input type="checkbox"/> D <input checked="" type="checkbox"/> E/F <input type="checkbox"/> G
2.2 <u>Keum Nam Chang</u>	<u>1025 S. Westlake Avenue</u> Street <u>Los Angeles</u> <u>CA</u> <u>90006</u> City                  State                  ZIP Code	<u>Craig Calman</u>	<input type="checkbox"/> D <input checked="" type="checkbox"/> E/F <input type="checkbox"/> G
2.3 <u>Keum Nam Chang</u>	<u>1025 S. Westlake Avenue</u> Street <u>Los Angeles</u> <u>CA</u> <u>90006</u> City                  State                  ZIP Code	<u>John Watts</u>	<input type="checkbox"/> D <input checked="" type="checkbox"/> E/F <input type="checkbox"/> G
2.4 <u>Keum Nam Chang</u>	<u>1025 S. Westlake Avenue</u> Street <u>Los Angeles</u> <u>CA</u> <u>90006</u> City                  State                  ZIP Code	<u>Jonathan Smith</u>	<input type="checkbox"/> D <input checked="" type="checkbox"/> E/F <input type="checkbox"/> G
2.5 <u>Keum Nam Chang</u>	<u>1025 S. Westlake Avenue</u> Street <u>Los Angeles</u> <u>CA</u> <u>90006</u> City                  State                  ZIP Code	<u>Mark Stokes</u>	<input type="checkbox"/> D <input checked="" type="checkbox"/> E/F <input type="checkbox"/> G
2.6 <u>Keum Nam Chang</u>	<u>1025 S. Westlake Avenue</u> Street <u>City</u> <u>State</u> <u>ZIP Code</u>	<u>Erik Kitter</u>	<input type="checkbox"/> D <input checked="" type="checkbox"/> E/F <input type="checkbox"/> G

Debtor GJY Property Investment, LLC  
Name \_\_\_\_\_ Case number (*if known*) \_\_\_\_\_

**Additional Page if Debtor Has More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

**Column 1: Codebtor**

**Column 2: Creditor**

Name \_\_\_\_\_ Mailing address \_\_\_\_\_

Name \_\_\_\_\_

*Check all schedules  
that apply:*

2.— Keum Nam Chang 1025 S. Westlake Avenue  
Street \_\_\_\_\_

Nathaniel Gardner

D  
 E/F  
 G

Los Angeles CA 90006  
City State ZIP Code

2.— Keum Nam Chang 1025 S. Westlake Avenue  
Street \_\_\_\_\_

Nick Hartstein

D  
 E/F  
 G

Los Angeles CA 90006  
City State ZIP Code

2.— \_\_\_\_\_  
Street \_\_\_\_\_

D  
 E/F  
 G

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

2.— \_\_\_\_\_  
Street \_\_\_\_\_

D  
 E/F  
 G

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

2.— \_\_\_\_\_  
Street \_\_\_\_\_

D  
 E/F  
 G

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

2.— \_\_\_\_\_  
Street \_\_\_\_\_

D  
 E/F  
 G

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

2.— \_\_\_\_\_  
Street \_\_\_\_\_

D  
 E/F  
 G

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

2.— \_\_\_\_\_  
Street \_\_\_\_\_

D  
 E/F  
 G

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Fill in this information to identify the case and this filing:

Debtor Name GJY Property Investment, LLC  
United States Bankruptcy Court for the: \_\_\_\_\_ District of \_\_\_\_\_  
Case number (if known): \_\_\_\_\_

## Official Form 202

### Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An Individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

#### Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

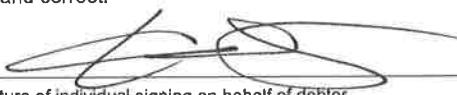
I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)
- Schedule H: Codebtors (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- Amended Schedule \_\_\_\_\_
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 08/18/2023  
MM / DD / YYYY

X

  
Signature of individual signing on behalf of debtor

Yun Young Kwag

Printed name

Member

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name GJY Property Investment, LLC

United States Bankruptcy Court for the: Central District of California

Case number (if known): \_\_\_\_\_

Check if this is an amended filing

Official Form 207

**Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income**

**1. Gross revenue from business**

None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue  
Check all that apply

Gross revenue  
(before deductions and exclusions)

From the beginning of the fiscal year to filing date: From 01/01/2023 to \_\_\_\_\_ Filing date \_\_\_\_\_  Operating a business \$ 5,340.00  
MM / DD / YYYY \_\_\_\_\_  Other \_\_\_\_\_

For prior year: From 01/01/2022 to 12/31/2022  Operating a business \$ 23,232.00  
MM / DD / YYYY \_\_\_\_\_  Other \_\_\_\_\_

For the year before that: From 01/01/2021 to 12/31/2021  Operating a business \$ 12,628.00  
MM / DD / YYYY \_\_\_\_\_  Other \_\_\_\_\_

**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

None

Description of sources of revenue	Gross revenue from each source (before deductions and exclusions)
-----------------------------------	--

From the beginning of the fiscal year to filing date: From \_\_\_\_\_ to \_\_\_\_\_ Filing date \_\_\_\_\_ \$ \_\_\_\_\_  
MM / DD / YYYY \_\_\_\_\_

For prior year: From \_\_\_\_\_ to \_\_\_\_\_ \$ \_\_\_\_\_  
MM / DD / YYYY \_\_\_\_\_

For the year before that: From \_\_\_\_\_ to \_\_\_\_\_ \$ \_\_\_\_\_  
MM / DD / YYYY \_\_\_\_\_

Debtor

GJY Property Investment, LLC

Name

Case number (if known)

**Part 2: List Certain Transfers Made Before Filing for Bankruptcy**

**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None

Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer Check all that apply
3.1. Creditor's name _____ Street _____ City _____ State _____ ZIP Code _____	_____	\$ _____	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____
3.2. Creditor's name _____ Street _____ City _____ State _____ ZIP Code _____	_____	\$ _____	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
4.1. Insider's name _____ Street _____ City _____ State _____ ZIP Code _____	_____	\$ _____	_____
Relationship to debtor _____			
4.2. Insider's name _____ Street _____ City _____ State _____ ZIP Code _____	_____	\$ _____	_____
Relationship to debtor _____			

Debtor GJY Property Investment, LLC \_\_\_\_\_ Case number (if known) \_\_\_\_\_  
Name \_\_\_\_\_

**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

Creditor's name and address	Description of the property	Date	Value of property
5.1. Creditor's name _____ Street _____ _____	_____	_____	\$ _____
City _____ State _____ ZIP Code _____			
5.2. Creditor's name _____ Street _____ _____	_____	_____	\$ _____
City _____ State _____ ZIP Code _____			

**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
Creditor's name _____ Street _____ _____	_____	_____	\$ _____
City _____ State _____ ZIP Code _____	Last 4 digits of account number: XXXX- _____		

**Part 3: Legal Actions or Assignments**

**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

None

Case title	Nature of case	Court or agency's name and address	Status of case
7.1. <u>Kitter v. Keum Nam Chang</u>	<u>claim for uninhabitability</u>	<u>Los Angeles Superior Court</u> <u>Name</u> <u>111 N. Hill Street</u> <u>Street</u>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
<u>Case number</u>		<u>Los Angeles CA 90012</u> <u>City</u> <u>State</u> <u>ZIP Code</u>	
<u>19STCV08965</u>			
Case title	Court or agency's name and address	Status of case	
7.2. <u>See attached for related case</u>	<u>claim for uninhabitability</u>	<u>Los Angeles Superior Court</u> <u>Name</u> <u>111 N. Hill Street</u> <u>Street</u>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
<u>Case number</u>		<u>Los Angeles CA 90012</u> <u>City</u> <u>State</u> <u>ZIP Code</u>	
<u>_____</u>			

## 7.2 ATTACHMENT

### CASE INFORMATION

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#) | [Documents Filed](#) | [Proceedings Held](#)

**Case Number:** 19STCV08965

ERIK KITTER, ET AL. VS KEUM NAM CHANG, ET AL.

**Filing Courthouse:** Stanley Mosk Courthouse

**Filing Date:** 03/14/2019

**Case Type:** Other Real Property (not eminent domain, landlord/tenant, foreclosure) (General Jurisdiction)

**Status:** Pending

[Click here](#) to access document images for this case

If this link fails, you may go to the Case Document Images site and search using the case number displayed on this page

Related: 21STCV08940 on 08/05/2021

Related: 21STCV08972 on 08/05/2021

Related: 21STCV28360 on 03/02/2022

Related: 21STCV28360 on 03/02/2022

Consolidation: 21STCV08940 on 03/02/2022

Related: 21STCV28371 on 03/02/2022

Consolidation: 21STCV08972 on 03/02/2022

Related: 21STCV28371 on 03/02/2022

Related: 21STCV28371 on 03/02/2022

Related: 21STCV28360 on 03/02/2022

Related: 21STCV08972 on 04/14/2022

Related: 21STCV08972 on 04/14/2022

Related: 21STCV08972 on 04/14/2022

Related: 21STCV28360 on 04/14/2022

Related: 21STCV28438 on 04/14/2022

Related: 21STCV28371 on 04/14/2022

Related: 21STCV08972 on 04/14/2022

Related: 21STCV08972 on 04/14/2022

Related: 21STCV08972 on 04/14/2022

Related: 21STCV08940 on 04/14/2022

Related: 21STCV28360 on 04/14/2022

Related: 21STCV28438 on 04/14/2022

Related: 21STCV28438 on 04/14/2022

Related: 21STCV28381 on 04/14/2022

Related: 21STCV28438 on 04/14/2022

Related: 21STCV28438 on 04/14/2022

Related: 21STCV28438 on 04/14/2022

Related: 21STCV28438 on 04/14/2022

Consolidation: 21STCV28381 on 06/29/2022

Consolidation: 21STCV28438 on 06/29/2022

Consolidation: 21STCV28371 on 06/29/2022

## FUTURE HEARINGS

[Case Information](#) | [Register Of Actions](#) | [FUTURE HEARINGS](#) | [PARTY INFORMATION](#) | [Documents Filed](#) | [Proceedings Held](#)

**02/23/2024** at 08:30 AM in Department 56 at 111 North Hill Street, Los Angeles, CA 90012  
Hearing on Motion for Summary Judgment

**03/25/2024** at 08:30 AM in Department 56 at 111 North Hill Street, Los Angeles, CA 90012  
Final Status Conference

**04/08/2024** at 09:30 AM in Department 56 at 111 North Hill Street, Los Angeles, CA 90012  
Jury Trial

Debtor

GJY Property Investment, LLC

Name

Case number (*if known*)

#### 8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

Custodian's name and address	Description of the property	Value
<p>Custodian's name</p> <hr/> <p>Street</p> <hr/>	<p>Case title</p> <hr/>	<p>\$</p> <hr/>
<p>City</p> <hr/> <p>State</p> <hr/> <p>ZIP Code</p> <hr/>	<p>Case number</p> <hr/>	<p>Court name and address</p> <hr/> <p>Name</p> <hr/> <p>Street</p> <hr/>
	<p>Date of order or assignment</p> <hr/>	<p>City</p> <hr/> <p>State</p> <hr/> <p>ZIP Code</p> <hr/>

#### Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
<p>9.1. Recipient's name</p> <hr/> <p>Street</p> <hr/> <hr/>	<hr/>	<hr/>	<p>\$</p> <hr/>
<p>City</p> <hr/> <p>State</p> <hr/> <p>ZIP Code</p> <hr/>			
<p>Recipient's relationship to debtor</p> <hr/>			
<p>9.2. Recipient's name</p> <hr/> <p>Street</p> <hr/> <hr/>	<hr/>	<hr/>	<p>\$</p> <hr/>
<p>City</p> <hr/> <p>State</p> <hr/> <p>ZIP Code</p> <hr/>			
<p>Recipient's relationship to debtor</p> <hr/>			

#### Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

None

Description of the property lost and how the loss occurred	Amount of payments received for the loss If you have received payments to cover the loss, for example, from Insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	Date of loss	Value of property lost
<hr/> <hr/>	<hr/> <hr/>	<hr/>	<p>\$</p> <hr/>
<hr/> <hr/>	<hr/> <hr/>	<hr/>	<p>\$</p> <hr/>

Debtor GJY Property Investment, LLC Name \_\_\_\_\_ Case number (*if known*) \_\_\_\_\_

**Part 6: Certain Payments or Transfers**

**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None

Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
11.1. <u>Dale J. Park</u>		<u>07/26/2023</u>	<u>\$ 2,500.00</u>
<b>Address</b>			
<u>3333 WilShire Bl., #320</u>			
<b>Street</b>			
<u>Los Angeles</u>	<u>CA</u>	<u>90010</u>	
City	State	ZIP Code	
<b>Email or website address</b>			
<u>daleparklawyer@gmail.com</u>			

Who made the payment, if not debtor?

Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
11.2. _____			<u>\$ _____</u>
<b>Address</b>			
<u>Street</u>			
<u>City</u>	<u>State</u>	<u>ZIP Code</u>	
<b>Email or website address</b>			
<u>_____</u>			
Who made the payment, if not debtor?			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

None

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
<u>_____</u>	<u>_____</u>		<u>\$ _____</u>
<b>Trustee</b>			
<u>_____</u>	<u>_____</u>		

Debtor

GJY Property Investment, LLC

Name

Case number (*if known*) \_\_\_\_\_

**13. Transfers not already listed on this statement**

List any transfers of money or other property—by sale, trade, or any other means—made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None

Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
------------------------	--	------------------------	-----------------------

13.1. \_\_\_\_\_ \$ \_\_\_\_\_

Address

Street

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Relationship to debtor

Who received transfer?

13.2. \_\_\_\_\_ \$ \_\_\_\_\_

Address

Street

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Relationship to debtor

**Part 7: Previous Locations**

**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address

Dates of occupancy

14.1. 1324 S. Westlake Avenue \_\_\_\_\_ From 01/04/2018 To 07/01/2023  
Street

Los Angeles CA 90005  
City State ZIP Code

14.2. \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_  
Street

City State ZIP Code

Debtor

GJY Property Investment, LLC

Name

Case number (if known)

### Part 8: Health Care Bankruptcies

#### 15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

No. Go to Part 9.

Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services the debtor provides

If debtor provides meals and housing, number of patients in debtor's care

15.1.

Facility name

Street

Location where patient records are maintained (if different from facility address). If electronic, identify any service provider.

How are records kept?

Check all that apply:

- Electronically
- Paper

City State ZIP Code

Nature of the business operation, including type of services the debtor provides

If debtor provides meals and housing, number of patients in debtor's care

15.2.

Facility name

Street

Location where patient records are maintained (if different from facility address). If electronic, identify any service provider.

How are records kept?

Check all that apply:

- Electronically
- Paper

City State ZIP Code

### Part 9: Personally Identifiable Information

#### 16. Does the debtor collect and retain personally identifiable information of customers?

No.

Yes. State the nature of the information collected and retained.

Does the debtor have a privacy policy about that information?

- No
- Yes

#### 17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

No. Go to Part 10.

Yes. Does the debtor serve as plan administrator?

No. Go to Part 10.

Yes. Fill in below:

Name of plan

Employer identification number of the plan

EIN: \_\_\_\_\_ - \_\_\_\_\_

Has the plan been terminated?

- No
- Yes

Debtor

GJY Property Investment, LLC

Case number (*if known*) \_\_\_\_\_

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**

**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

None

Financial Institution name and address	Last 4 digits of account number	Type of account	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1. Name _____ Street _____ City _____ State _____ ZIP Code _____	XXXX- _____	<input type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other _____	_____	\$ _____
18.2. Name _____ Street _____ City _____ State _____ ZIP Code _____	XXXX- _____	<input type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other _____	_____	\$ _____

**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

None

Depository institution name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
Name _____ Street _____ City _____ State _____ ZIP Code _____	_____ _____ Address _____ _____	_____	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
Name _____ Street _____ City _____ State _____ ZIP Code _____	_____ _____ Address _____ _____	_____	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

Debtor GJY Property Investment, LLC \_\_\_\_\_ Case number (*if known*) \_\_\_\_\_

**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**

**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

Owner's name and address	Location of the property	Description of the property	Value
Name _____	_____	_____	\$ _____
Street _____	_____	_____	
_____	_____	_____	
City _____ State _____ ZIP Code _____			

**Part 12: Details About Environmental Information**

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**

No

Yes. Provide details below.

Case title	Court or agency name and address	Nature of the case	Status of case
Case number _____	Name _____	_____	<input type="checkbox"/> Pending
Case number _____	Street _____	_____	<input type="checkbox"/> On appeal
_____	_____	_____	<input type="checkbox"/> Concluded
City _____ State _____ ZIP Code _____			

**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

No

Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
Name _____	Name _____	_____	_____
Street _____	Street _____	_____	_____
_____	_____	_____	_____
City _____ State _____ ZIP Code _____	City _____ State _____ ZIP Code _____		

Debtor GJY Property Investment, LLC Name Case number (if known) \_\_\_\_\_

24. Has the debtor notified any governmental unit of any release of hazardous material?

- No  
 Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
Name _____	Name _____	_____	_____
Street _____	Street _____	_____	_____
City _____ State _____ ZIP Code _____	City _____ State _____ ZIP Code _____	_____	_____

**Part 13: Details About the Debtor's Business or Connections to Any Business**

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- None

Business name and address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.1. <u>GJY Prosprty Investment, LLC</u> Name _____  Street <u>1324 S. Westlake Avenue</u> <u>Los Angeles CA 90006</u> City _____ State _____ ZIP Code _____	apartment rental _____	EIN: <u>8 2 - 3 8 7 2 6 5 1</u> Dates business existed  From <u>01/04/2018</u> To <u>present</u>
25.2. Business name and address Name _____  Street _____  City _____ State _____ ZIP Code _____	Describe the nature of the business _____	Employer Identification number Do not include Social Security number or ITIN.  EIN: _____ Dates business existed  From _____ To _____
25.3. Business name and address Name _____  Street _____  City _____ State _____ ZIP Code _____	Describe the nature of the business _____	Employer Identification number Do not include Social Security number or ITIN.  EIN: _____ Dates business existed  From _____ To _____

Debtor GJY Property Investment, LLC \_\_\_\_\_ Case number (*if known*) \_\_\_\_\_

**26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

None

**Name and address**

**Dates of service**

26a.1.

Name \_\_\_\_\_

From \_\_\_\_\_ To \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

**Name and address**

**Dates of service**

26a.2.

Name \_\_\_\_\_

From \_\_\_\_\_ To \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

None

**Name and address**

**Dates of service**

26b.1.

Ruby V. Mendoza

From 04/01/2022 To 04/04/2022

Name \_\_\_\_\_

2140 W.Olympic Bl., #205

Street \_\_\_\_\_

Los Angeles CA 90006

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

**Name and address**

**Dates of service**

26b.2.

Moo W. Lee

From 05/10/2021 To 05/13/2021

Name \_\_\_\_\_

2621 W.Olympic Bl., #206

Street \_\_\_\_\_

Los Angeles CA 90006

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

None

**Name and address**

If any books of account and records are unavailable, explain why

26c.1.

Name \_\_\_\_\_

\_\_\_\_\_

Street \_\_\_\_\_

\_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Debtor

GJY Property Investment, LLC  
Name

Case number (*if known*) \_\_\_\_\_

**Name and address**

If any books of account and records are  
unavailable, explain why

26c.2.

Name \_\_\_\_\_

Street \_\_\_\_\_  
\_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

None

**Name and address**

26d.1.

Name \_\_\_\_\_

Street \_\_\_\_\_  
\_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

**Name and address**

26d.2.

Name \_\_\_\_\_

Street \_\_\_\_\_  
\_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

No

Yes. Give the details about the two most recent inventories.

**Name of the person who supervised the taking of the inventory**

**Date of  
Inventory**

**The dollar amount and basis (cost, market, or  
other basis) of each inventory**

\_\_\_\_\_

\$ \_\_\_\_\_

**Name and address of the person who has possession of inventory records**

27.1.

Name \_\_\_\_\_

Street \_\_\_\_\_  
\_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Debtor GJY Property Investment, LLC \_\_\_\_\_ Case number (if known) \_\_\_\_\_

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
_____	_____	\$ _____

Name and address of the person who has possession of inventory records

27.2. \_\_\_\_\_  
 Name \_\_\_\_\_  
 Street \_\_\_\_\_  
 \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Chung Ja Kim	333 S. Western Avenue, LA, CA 90020	member	50%
Yun Young Kwag	9424 S. Bronson Avenue, LA, CA 90019	member	50%
Jae K. Kim	333 S. Western Avenue, LA, CA 90020	CEO	0%
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- No  
 Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
_____	_____	_____	From _____ To _____
_____	_____	_____	From _____ To _____
_____	_____	_____	From _____ To _____
_____	_____	_____	From _____ To _____

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- No  
 Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
-------------------------------	--	-------	--------------------------------

30.1. \_\_\_\_\_  
 Name \_\_\_\_\_  
 Street \_\_\_\_\_  
 \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Relationship to debtor \_\_\_\_\_  
 \_\_\_\_\_

Debtor GJY Property Investment, LLC Name \_\_\_\_\_ Case number (*if known*) \_\_\_\_\_

Name and address of recipient \_\_\_\_\_

30.2 Name \_\_\_\_\_  
Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Relationship to debtor \_\_\_\_\_

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- No  
 Yes. Identify below.

Name of the parent corporation \_\_\_\_\_ Employer Identification number of the parent corporation \_\_\_\_\_  
EIN: \_\_\_\_\_

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- No  
 Yes. Identify below.

Name of the pension fund \_\_\_\_\_ Employer Identification number of the pension fund \_\_\_\_\_  
EIN: \_\_\_\_\_

#### Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.  
18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 08/18/2023  
MM / DD / YYYY

X

Signature of individual signing on behalf of the debtor

Printed name Yun Young Kwag

Position or relationship to debtor Member

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- No  
 Yes

B2030 (Form 2030) (12/15)

United States Bankruptcy Court  
CENTRAL DISTRICT OF CALIFORNIA

In re

JGY Proepty Investment, LLC

Case No. \_\_\_\_\_

Debtor

Chapter 7 \_\_\_\_\_

**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR**

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept ..... \$ 2,500.00

Prior to the filing of this statement I have received ..... \$ 2,500.00

Balance Due ..... \$ 0

2. The source of the compensation paid to me was:

Debtor

Other (specify)

3. The source of compensation to be paid to me is:

Debtor

Other (specify)

4.  I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with a other person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statements of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;

B2030 (Form 2030) (12/15)

- d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
- e. [Other provisions as needed]

6. By agreement with the debtor(s), the above-disclosed fee does not include the following services:

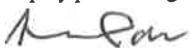
Representation of the debtor in adversary proceedings and other contested bankruptcy matters

Representation of the debtor in proceedings relating to relief from stay

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

08/18/2023  
*Date*



*Signature of Attorney*

Law Offices of Dale J. Park  
*Name of law firm*

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Dale J. Park (SBN 136158) 3333 Wilshire Blvd., #320 Los Angeles, CA 90010	
TEL: (213) 389-5900 Email: daleparklawyer@gmail.com	
<input type="checkbox"/> Debtor(s) appearing without attorney <input checked="" type="checkbox"/> Attorney for Debtor	
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re:  JGY Proepty Investment, LLC	CASE NO.:  CHAPTER:
Debtor(s).	<b>VERIFICATION OF MASTER MAILING LIST OF CREDITORS</b> <b>[LBR 1007-1(a)]</b>

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 2 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: 08/18/2023



Signature of Debtor 1

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Debtor 2 (joint debtor) (if applicable)

Date: 08/18/2023



\_\_\_\_\_  
Signature of Attorney for Debtor (if applicable)

Andrew Miller  
9454 Wilshire Bl. Penthouse Suite  
Los Angeles, CA 90212

Axos Bank  
4350 La Jolla Village Drive Suite 140  
San Diego, CA 92122

Craig Calman  
1324 S Westlake Avenue #5  
Los Angeles, CA 90005

Erik Kitter  
9454 Wilshire Bl. Penthouse Suite  
Los Angeles, CA 90212

John Watts  
1324 S Westlake Avenue #8  
Los Angeles, CA 90005

Jonathan Smith  
1324 S Westlake Avenue #7  
Los Angeles, CA 90005

Mark Stokes  
9454 Wilshire Bl. Penthouse Suite  
Los Angeles, CA 90212

Nathaniel Gardner  
9454 Wilshire Bl. Penthouse Suite  
Los Angeles, CA 90212

Nick Hartstein  
1324 S Westlake Avenue #10  
Los Angeles, CA 90005

Small Business Administration  
312 N. Spring Street  
Los Angeles, CA 90012